

**Arlington Redevelopment Board
August 22, 2016 Minutes
Central School, Main Room – 7:30pm**

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Kin Lau, Mike Cayer, Andrew West

STAFF: Jennifer Raitt,

GUESTS: Joseph Lekach, Co-Founder, Massachusetts Patient Foundation; Corey Cutler, Regional Manager, Massachusetts Patient Foundation, David Ullian, Attorney, Vincente Sederberg LLC; Laura Camera, Founder, WellBeing Bar, Lynn Burke, InterContinental Management Corp., Teresa Regan, Co-Owner WellBeing Bar.

Absent:

Correspondence:

Written comments received from Chris Loreti of 56 Adams Street on August 22, 2016.

The Chairman opened the meeting at 7:30pm and turned to the first agenda item, 11 Water Street, Public Hearing on Docket #3511 Special Permit from Massachusetts Patient Foundation, Inc. to allow Use 7.10-Medical Marijuana Treatment Center, permitted as such by the Arlington Board of Health. The proponent made a powerpoint presentation which highlighted the following topics; RMD Application Timeline; Host Community Agreement; Special Permit Application Overview; Patient and Caregiver Registration; and RMD Security. Mr. Bunnell stated that he would like to see a Security Plan in detail and asked about the training process and hiring criteria. Mr. Lekach stated that employees are subject to a full criminal background and annual credit check. He further stated three to four staff members would be available at all times and that adjustments would be made based on patient demand. Mr. Cayer asked if there were any objections from Police Chief Fred Ryan or Health and Human Services, Director, Christine Bongiorno. Ms. Raitt reported neither provided any statements of objecting the project.

Peter Lin of 12 Water Street expressed traffic concerns. Bob Ridosa of Columbia Rd asked how the town would benefit from this facility. Chris Loreti of 56 Adams Street suggested withdrawing the application without prejudice due to improper procedures and also questioned the buffer zone. Mark Lawyer, tenant of 11 Water Street, expressed concern about the lack of additional security measures throughout the building. Jason Cofield of 94 Robbins Rd. expressed concern regarding the buffer zone. Lawrence McKenney supported the project. Mr. Bunnell closed public comment.

Mr. Bunnell asked for clarification on the process and how it's been conducted. He further suggested the proponent work with the Director of Planning and Community Development on a detailed safety and security plan, staff hiring process, the number of visitors to help determine traffic patterns, and hours of operation. He further invited the public to submit any additional comments to the chair or to the Department of Planning and Community Development. Mr. Cayer moved to continue the meeting to September 12th, Mr. Lau seconded. All voted in favor to continue the hearing to September 12th.

Mr. Bunnell introduced the next item on the agenda 30-50 Mill Street-Public Hearing to re-open and amend Special Permit Docket #3386, to allow WellBeing Bar to occupy the existing commercial kiosk. The re-opening of the Special Permit is to allow the Board to review and approve the new use, under Section 5.04, Table of Use Regulations. The amending of the Special Permit is to amend Special Condition #10. This amendment would allow the kiosk to have this use. Ms. Regan and Ms. Camera were introduced and discussed their business, WellBeing Bar. Ms. Regan explained the use in the kiosk and the use of the existing outdoor space. Ms. Regan reinforced her commitment to keeping a clean space. Mr. Lau inquired about parking. Ms. Regan stated that there was no parking and that their primary focus was utilizing the bike path. Mr. Bunnell opened the discussion to the public.

Chris Loreti of 56 Adams St. expressed concern about future undesirable uses if the permit language is changed. Claudine Swartz, a representative from Support Arlington Heights, expressed support for the project. Karen Kumer, resident, expressed support for the project but shared concerns regarding keeping the area

around the kiosk clean. Kathleen Darcy of Cambridge Savings Bank and a representative from WorkBar expressed their support. Mr. Bunnell closed public comment.

Mr. Cayer suggested amendments to the language of the Special Permit, Special Condition #10, including separating the conditions into two parts, 10A and 10B. Mr. Cayer moved to approve the amended Special Permit as discussed. Mr. Lau seconded. All voted in favor.

Mr. Cayer moved to approve Docket #3386, new use, under Section 5.04, for WellBeing Bar as presented. Mr. Lau seconded. All voted in favor.

Mr. Bunnell introduced the next item on the agenda, Central School lease of space. Ms. Raitt reviewed the terms of the lease between the Arlington Redevelopment Board and Arlington Public Schools and sought approval as presented. Mr. Cayer moved to authorize the Chairman to sign the lease as presented. Mr. Lau seconded. All voted in favor.

Mr. Bunnell moved to the next item on the agenda, Director's report. Ms. Raitt presented to the Board and introduced Nat Strosberg as the new Senior Planner. Ms. Raitt updated the Board on vacancies in the Department of Planning and Community Development. She informed the Board that positions for Economic Development Coordinator and CDBG Administrator are posted. Upcoming meeting dates for various Committees including the Zoning Recodification Working Group were discussed. She further shared that an RFP to obtain consulting services for zoning recodification was drafted. Future Arlington Redevelopment Board meeting dates were confirmed.

Mr. Cayer moved to approve the meeting minutes for July 25, 2016. Mr. Lau seconded. All voted in favor.

Mr. Cayer moved to adjourn. Mr. Lau seconded. All voted in favor.